



CONNECTICUT REALTORS®

111 Founders Plaza, Suite 1101 ▪ East Hartford, CT 06108

Tel: (860) 290-6601 ▪ ctrealtor.com

Statement on

S.B. 1012 (Raised): AN ACT CONCERNING SMOKE ALARMS IN RESIDENTIAL BUILDINGS

OPPOSED

Submitted to the Public Safety and Security Committee
March 3, 2015

By
Connecticut REALTORS®

Senator Larson, Representative Dargan, ranking members Guglielmo and Zupkus and members of the committee, the Connecticut REALTORS® wishes to submit testimony in opposition to **SB 1012, AN ACT CONCERNING SMOKE ALARMS IN RESIDENTIAL BUILDINGS**. Our organization represents over 15,600 members involved in all aspects of real estate in Connecticut.

While Connecticut REALTORS® are in favor of safer homes with the use of detectors, the Association believes this is not the best way to reach this goal. The objective should be to have working detectors and enough detectors to provide public safety. Also, it is unclear what the penalty is to the public for failure to use a 10-year versus a shorter term battery.

Laws were recently established related to time of transfer of real estate that included specific requirements for detectors. As recently as 2014, state laws were amended to address the types of detectors required to comply with the law. This action was based on the knowledge that buyers and sellers were opting to pay the penalty rather than sign an affidavit about the number, placement and workability of detectors in a home. Adding an additional burden to either install or claim knowledge a battery can work in the future will defeat efforts to have detectors installed.

Also, the life of a battery is only an estimate. If a 10-year battery fails at six (6) years, did the state give a false sense of security to that homeowner with the battery mandate? It is more likely that batteries will be replaced regularly when it is part of a battery replacement routine, not when it's a decade in the distance.

Many current detectors come with a battery installed as part of the purchase price of the detector. When a home with working detectors is sold after October 2015 this bill would require completely replacing them, even though there is no malfunction or problem with the existing detectors. This wasteful effort provides no additional protection to the homeowner already protected by their current devices.

The collective goal should be to save lives. CTR believes this is best done with properly installed and the correct amount of detectors placed in a home. The laws passed and amended over the past two years have worked towards that goal.

We respectfully ask the membership to oppose this bill.